



# Fern Cottage

Hexham, Northumberland



# Fern Cottage, Eilansgate, Hexham Northumberland.

**A Handsome  
detached cottage in  
the sought after  
Historic market town  
of Hexham.**

Newcastle 24 miles | Carlisle 37  
miles | Corbridge 4.5 miles

3 Bedrooms | 2 Bathrooms  
2 Reception Rooms | Gated  
Driveway | Private Garden  
0.15 Acre Plot

## THE PROPERTY

Fern Cottage is a handsome, detached period property that offers an exciting opportunity for a prospective buyer to renovate to their own personal requirements and has the potential for further development (subject to the necessary planning permissions). The property's commanding position enhances its impressive presence which is ideally located within walking distance of excellent schools, the town centre and just a stone's throw away from Tynedale Cricket Club which offers cricket, tennis and paddle for all ages. On the ground floor there is a spacious kitchen, shower room and two well-proportioned reception rooms with south-facing windows welcoming plenty of natural light, as well as an original fireplace with an open fire. Upstairs there are three double bedrooms and a family bathroom.

## OUTSIDE

Fern Cottage benefits from a large, well-presented private garden mainly laid to lawn with mature hedges and trees. There is a gated driveway to the side of the property with a car port and a range of small outbuildings. This area also benefits from a large, raised stone bed and a path leading to the garden. The Hexham allotment gardens can be found to the north of the property boundary, creating unspoilt views.

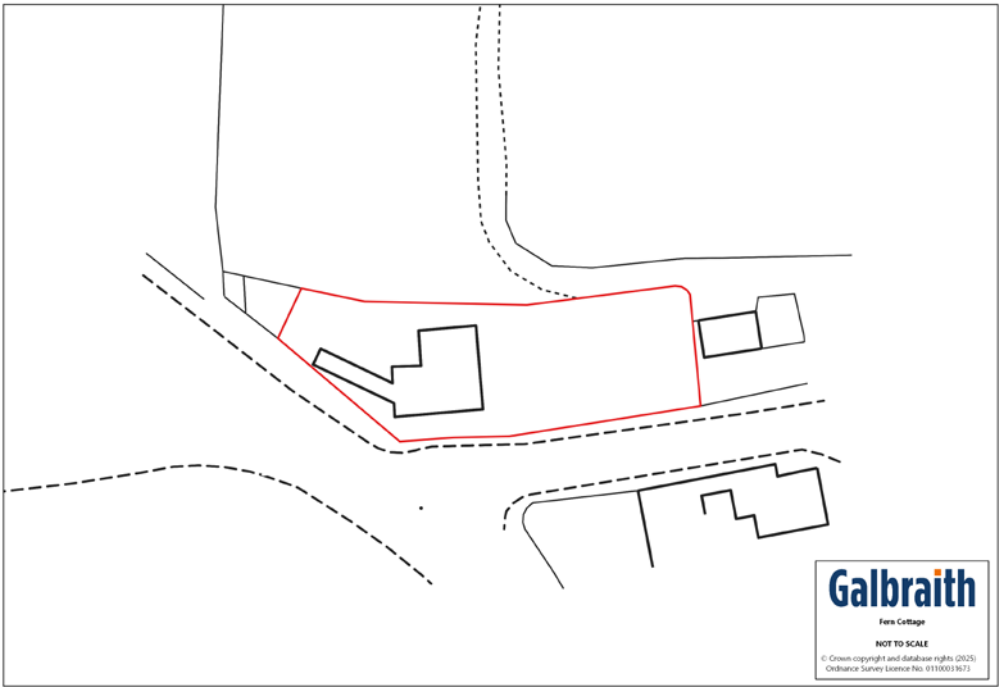
## LOCATION

The property is located in a superb position in the historic market town of Hexham, just moments from the beautiful rolling Northumberland countryside, yet within easy reach of all of the local amenities Hexham has to offer. The town has a variety of shops, a weekly market and several large supermarkets, as well as a choice of cafés, restaurants and pubs. There are also plenty of leisure facilities, with golf available at Hexham Golf Club and Tynedale Golf Club. Hexham also has several excellent schools, including the outstanding-rated Sele First School and the Queen Elizabeth High School.

The property enjoys excellent communication links with the nearby A69. The beautiful Northumbrian heritage coastline and Newcastle lie to the east and Carlisle and the Lake District to the west. Easy onward access leads to the A1, A1(M) and M6 and Newcastle International Airport. Hexham station offers regular cross-country services linking to other mainline services to major cities including London.









## DIRECTIONS

Entering the west end Hexham from the A69, Fern Cottage is situated on the corner as you turn down Eilansgate road.

## GENERAL

Mains gas, water, electricity and drainage connected.  
Gas fired central heating.

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band D

EPC: Rated E (53)

Postcode: NE46 3EJ

## VIEWING

Strictly by appointment only with Galbraith  
01434 693693 | hexham@galbraithgroup.com

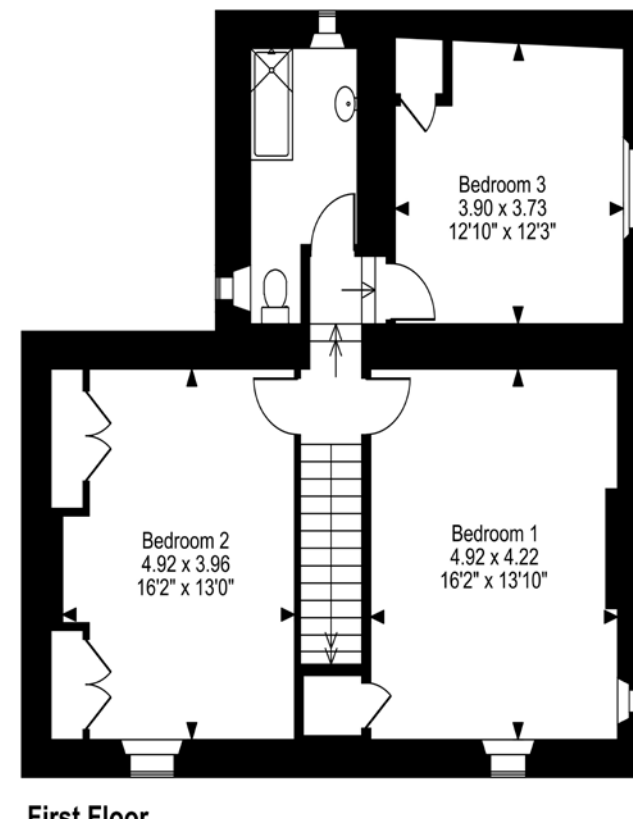
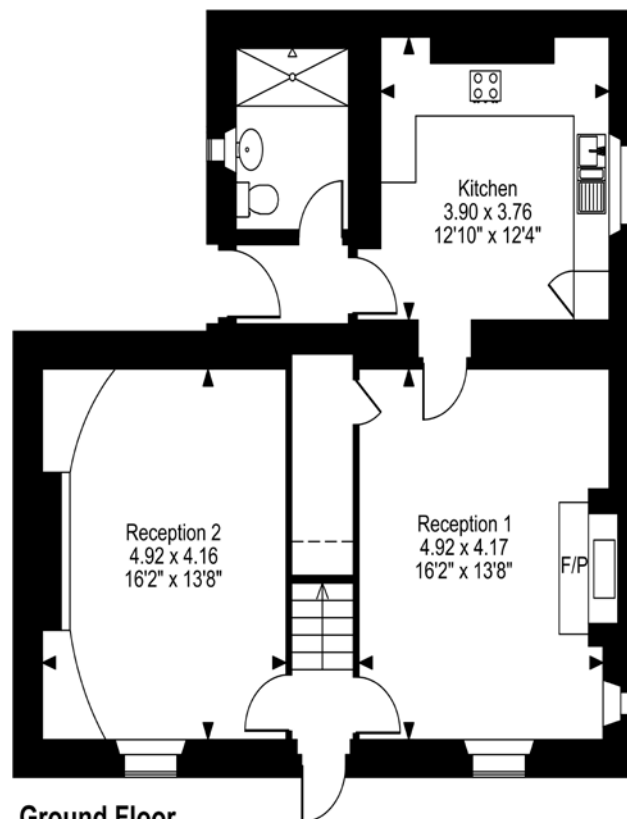
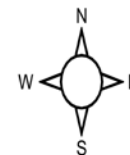
## OVERAGE

The property is being offered for sale subject to development value covenants (overage) relating to increases in value arising in connection with the grant of planning permission for change of use or increasing the quantity of dwellings on the site. The specific details will be dealt with under the legal documentation.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Fern Cottage, Eilansgate, Hexham, Northumberland  
Approximate Gross Internal Area  
1604 Sq Ft/149 Sq M



**WHAT THREE WORDS**

tasters.ranks.trending

**Galbraith**

**onTheMarket.com**

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NE46 3RU

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hexham@galbraithgroup.com

## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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## IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared September 2025. Photographs taken September 2025.